



## 35 HIGHFIELD STREET, EARL SHILTON, LE9 7HS

**OFFERS OVER £170,000**

No Chain. Vastly improved and refurbished traditional white rendered terraced house of character. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery and dentists, parks, bus service, public houses and restaurants and with good access to major road links. Immaculate contemporary style interior including pine panelled interior doors, original wooden and quarry tiled flooring, wood burning stove, refitted kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Offers dining room, lounge and kitchen with utility area. Two double bedrooms and bathroom with shower cubicle.

Enclosed rear yard and long sunny rear garden with shed. Viewing recommended. Carpets included.



## TENURE

Freehold  
Council tax Band A

## ACCOMMODATION

Attractive UPVC front door to

### DINING ROOM TO FRONT

12'0" x 11'10" (3.67 x 3.63)

With built in double storage cupboard in white housing the gas meter, double panel radiator, original floor boards painted in white, pine panel and glazed door leads to



### INNER LOBBY

With original quarry tile flooring, wired in smoke alarm, door to useful under stairs storage cupboard housing the electric meter, shelving and lighting.

### LOUNGE TO REAR

12'2" x 12'2" (3.73 x 3.73)

With feature fireplace having raised flagstone hearth incorporating a black cast iron wood burning stove, fitted display and book shelving in side alcove, original quarry tile flooring, double panel radiator, door and stairway to first floor, TV aerial point, wall mounted gloss white storage cupboards, feature archway to



### FITTED KITCHEN TO REAR

6'5" x 8'11" (1.98 x 2.73)

With a range of beech finished kitchen units consisting inset single drainer stainless steel sink mixer taps above cupboard beneath, further matching floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks, further matching wall mounted cupboard units, black porcelain tile flooring, radiator, UPVC SUDG door to the side of the property, feature archway to



### UTILITY AREA

2'7" x 6'4" (0.81 x 1.95)

With fitted black roll edge working surface, shelving above, appliance recess point, plumbing for automatic washing machine, black porcelain tile flooring.

## FIRST FLOOR LANDING

With painted original tong and groove wooden flooring, radiator, wired in smoke alarm.

## BEDROOM ONE TO FRONT

12'0" x 11'11" (3.67 x 3.64)

With original white cast iron Victorian fireplace, radiator.



## BEDROOM TWO TO REAR

9'2" x 12'4" (2.81 x 3.78)

With built in book and display shelving, double panel radiator, built in storage cupboard/wardrobe over the stairs, loft access above.



## BATHROOM TO REAR

6'11" x 10'5" (2.12 x 3.18)

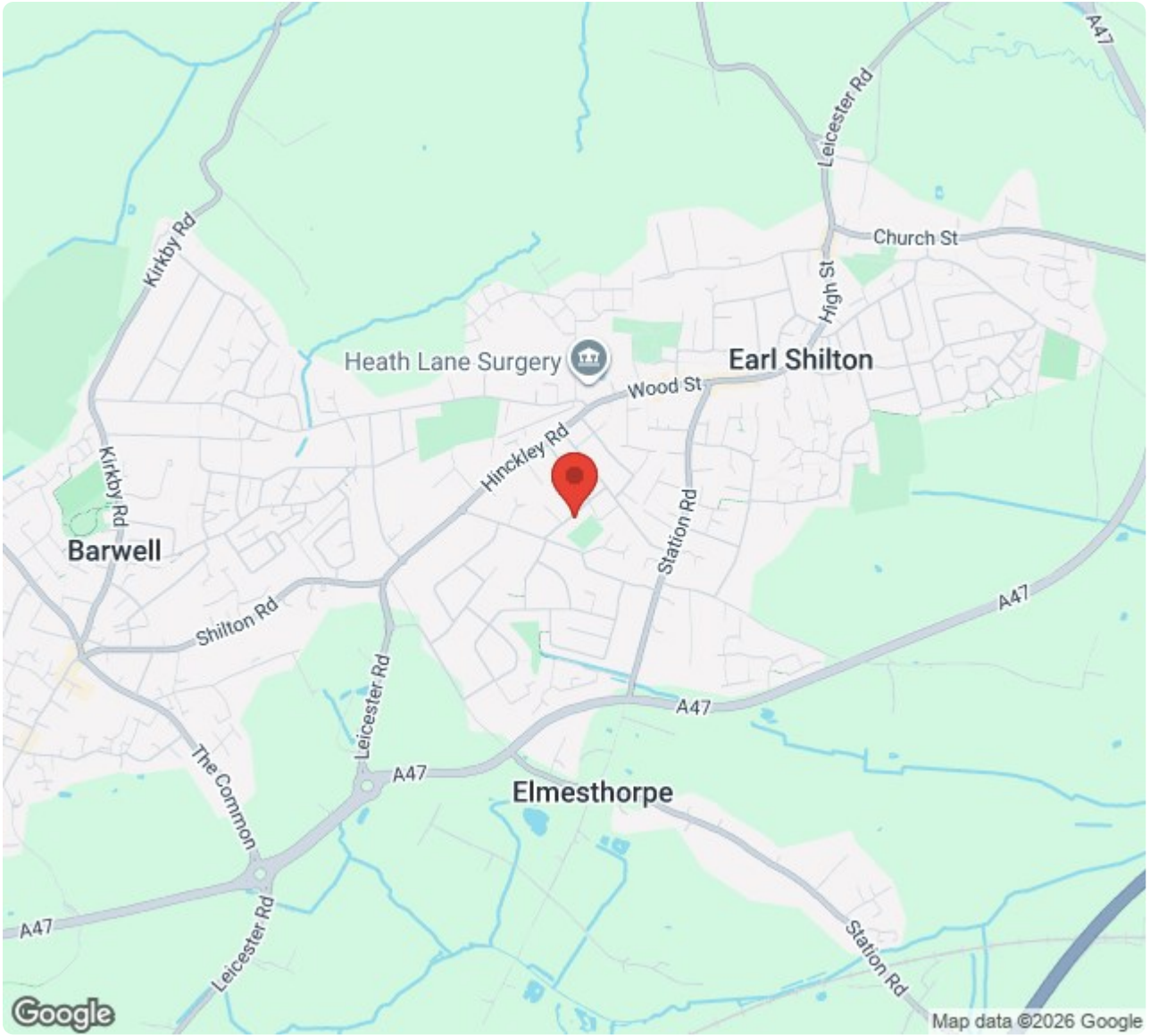
With white suite consisting of a panelled bath, fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail, inset ceiling spotlights and extractor fan. Further built in double airing cupboard housing the Ideal gas condensing combination boiler for central heating and domestic hot water (new as of 2022).



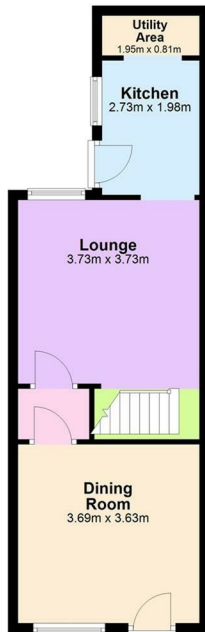
## OUTSIDE

The property is set back from the road, an arched topped access leads down the side of the property adjacent to the rear of the house is a fully fenced and enclosed rear yard with an outside tap. There is also a double power point, a wrought iron gate offers access to the good sized fully fenced and enclosed rear garden which has a sunny aspect, having a full width slabbed patio with a timber shed beyond which the garden is principally laid to lawn.

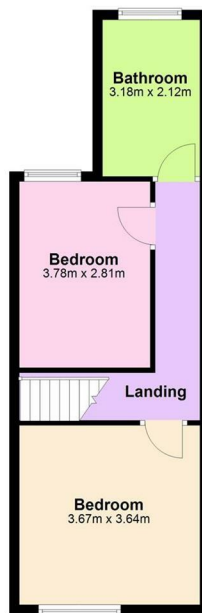




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk